

Regular Meeting of the Zoning and Platting Commission May 4, 2021

Zoning and Platting Commission to be held May 4, 2021 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, May 3, 2021 by noon.)**

To speak remotely at the May 4, 2021 Zoning and Platting Commission Meeting, residents must:

Preferably email Commission Liaison, Andrew Rivera at andrew.rivera@austintexas.gov or call 512-974-6508 (the day before the meeting). The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

Failure to provide the required information by noon May 3, 2021 shall render a request null and void.

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

- Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

- Handouts or other information must be emailed to andrew.rivera@austintexas.gov by 1:00 PM Tuesday May 4, 2021. This information will be provided to Commission members in advance of the meeting.

- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

Time Allotment:

Applicant: 6 minutes and 3 minutes rebuttal.

Speakers: 3 minutes.

Postponement requests must be submitted to the case manager and

Andrew Rivera by 5PM Monday, May 3, 2021

Reunión de la Comisión de Zoning and Platting

Fecha 4 de mayo de 2021

La Comisión de Zoning and Platting se reunirá el 4 de mayo de 2021 modificaciones de distanciamiento soial.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508
andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunion, 3 de mayo de 2021 .)

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 3 de mayo de 2021 , la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el dia la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a andrew.rivera@austintexas.gov antes de la 1:00 p.m. de 4 de mayo de 2021 Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí:
<http://www.austintexas.gov/page/watch-atxn-live>

Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 3 de mayo de 2021 de 2021



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 4, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, May 4, 2021
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) –Chair
[Timothy Bray](#)
[Ann Denkler](#) – Parliamentarian
[David King](#) - Secretary
[Jolene Kiolbassa](#) – Vice-Chair

[Ellen Ray](#)
[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)
Vacancy - District 6

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approval of minutes from April 20, 2021.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0056 - 1609 Matthews Lane Rezoning; District 5](#)
Location: 1609 Matthews Lane, Williamson Creek Watershed
Owner/Applicant: CMCBH2, LLC (Ben Heimsath)
Agent: Thrower Design (Victoria Haase)
Request: SF-2 to MF-3
Staff Rec.: **Recommendation of MF-2**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2021-0050 - Southpark Meadows Plaza; District 5](#)
Location: 9505 Alice Mae Lane, Slaughter Creek Watershed
Owner/Applicant: Southpark Meadows Plaza, LP (Mitchell Kalogridis)
Agent: Cunningham-Allen, Inc. (Richard G. Couch)
Request: GR-CO to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2020-0146 - 11705 Research Blvd Zoning; District 6](#)
Location: 11705 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: 3M Company
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-CO to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)
Agent: Pohl Partners (Jennie Braasch)
Request: LR to GR
Staff Rec.: **Pending; Postponement request by Staff to May 18, 2021**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 5. Zoning:** [C14-2021-0038 - Pond Springs Rezone; District 6](#)
Location: 13171 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Lorraine Bier
Agent: Keepers Land Planning (Ricca Keepers)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

6. **Rezoning:** [C14-2021-0043 - Plains Trail Multifamily Rezone; District 4](#)
Location: 11205 Plains Trail, Little Walnut Creek Watershed
Owner/Applicant: Purple Estate Austin LLC (Bedi Guneet)
Agent: Thrower Design, LLC (A. Ron Thrower)
Request: NO to MF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14-2021-0031 - Johnny Morris Road Rezone 2; District 1](#)
Location: 7010 Johnny Morris Road, Walnut Creek Watershed
Owner/Applicant: Arabon Real Estate, LLC (Chris Coggin)
Agent: Thrower Design LLC (A. Ron Thrower)
Request: SF-2 to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
8. **Rezoning:** [C14-2021-0026 - Urbana I; District 1](#)
Location: Northwest corner of Wedgewood Dr & Plaza Drive, Walnut Creek Watershed
Owner/Applicant: Big Opp Zone, LLC (Stacy Dukes-Rhone)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: DR to GR-MU-CO
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
9. **Rezoning:** [C14-2021-0027 - Urbana II; District 1](#)
Location: 11501, 11503, 11505, 11507, 11509, 11511, 11513, 11601 Wedgewood Drive & 914, 1000-1/2 Braker Lane, Walnut Creek Watershed
Owner/Applicant: Big Opp Zone, LLC (Stacy Dukes-Rhone)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-4A and GR-CO to Tract 1: MF-2; Tract 2: to GR-MU-V-CO
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
10. **Rezoning:** [C14-2021-0028 - Urbana III; District 1](#)
Location: 11300, 11302, 11304, 11306, 11308, 11310, 11400, 11402, 11404, 11406, 11408 Wedgewood Drive, Walnut Creek Watershed
Owner/Applicant: Big Opp Zone, LLC (Stacy Dukes-Rhone)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Tract 1: From SF-2 & SF-4A to MF-2. Tract 2: From SF-4A & GR-CO to GR-MU-V-CO.
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

- 11. Site Plan:** [SP-2019-0300C - Omni Business Park; District 2](#)
Location: 7305 Burlison Rd., Onion Creek Watershed
Owner/Applicant: Chris Bradford, Jackson Walker LLP
Request: Environmental variance to 1993 Comprehensive Watershed Ordinance Section 13-7-16(a) for fill exceeding four feet and Section 13-7-16(b) for cut exceeding four feet.

Staff Rec.: **Recommend, with conditions**
Staff: Kristy Nguyen, 512-974-3035, kristy.nguyen@austintexas.gov
Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
- 12. Final Plat from Approved Preliminary Plan:** [C8-2018-0043.2A - Parkside Section 1 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Decker and Gilleland Creek Watersheds
Owner/Applicant: Forestar Group
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of a final plat comprised of 145 lots on 37.39 acres
Staff Rec.: **Recommend, with conditions**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling.
(Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

D. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Bray and Smith)

Small Area Planning Joint Committee
(Commissioners: Acosta, King and Ray)

Onion Creek and Localized Flooding Working Group

Attorney: Erika Lopez (512) 974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

(Commissioners: King, Denkler and Smith)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.